

TENNESSEE HOUSING DEVELOPMENT AGENCY
BOARD OF DIRECTORS
January 16, 2003

Pursuant to the call of the Chairman, the Tennessee Housing Development Agency Board of Directors met on Thursday, January 16, 2003, at 1:00 P.M. in Room 1116, Parkway Towers, Nashville, Tennessee.

The following members were present: Janice Cunningham for Steve Adams, Bill Bruce, Gerald Reed for Riley Darnell, Leigh Ferguson, David Hayes (Chairman), Ann Butterworth for John Morgan, Tom Lightsey for Warren Neel, Ralph Perrey, Jeff Reynolds, and Jerry Sisson (Vice-Chairman).

The following members were absent: Jay Ballard, Susan Brown, Carolyn Flagg, Harold Hunter, John Kalec, Ronnie Knight, Tom Mottern, Larry Rogers, Jackie West, and Calestine Williams.

Chairman Hayes opened the meeting for public comment and there was none. There being a quorum present, Chairman Hayes called the meeting to order. With a motion to approve from Mr. Bruce, and seconded by Ms. Butterworth, the minutes of the November 21, 2002, meeting were approved as distributed.

The next item on the agenda was the Monthly Report. There were no questions regarding the information in the report.

Chairman Hayes asked Lynn Miller, General Counsel, to share the Audit & Budget Committee's recommendation concerning the consideration of a salary adjustment for the Executive Director. Ms. Miller advised that following discussion of the item, the Committee recessed because additional information was needed in order to make a recommendation. The Committee recommends that the Board delegate full authority to the Audit & Budget Committee to set the Executive Director salary, based on the information and the assessment of that information by the Audit & Budget Committee, at the Audit & Budget Committee deem necessary and appropriate so long as the salary set by the Committee is within the constraints of the approved Agency budget, and within 48 hours of receipt of the information that the Committee is seeking. Chairman Hayes called for a motion. Ms. Cunningham offered a motion to approve the Committee's recommendation. Ms. Butterworth seconded the motion. The motion carried unanimously.

Mr. Reed presented the Grants Committee agenda item. Members were provided with a document indicating proposed changes for the 2003 HOME Program. Mr. Reed reported that the Committee recommends approval of the HOME 2003 Program as presented. With a motion from Mr. Reed and a second from Mr. Perrey, the Board unanimously approved the action.

Mr. Sisson, Chairman of the Policy & Programs Committee, reported that Research & Planning provided the Committee with methodologies for changes in the mortgage program

acquisition cost limits. Following review of the information, the Committee recommended that the Agency continue to use the current methodology to set the limits and recommended approving Attachment 1 (duplicated in the handout distributed to the Board), effective February 1, 2003. This is the current methodology, based on sales price data received from the Comptroller's Office. Mr. Sisson moved approval of the revised acquisition cost limits, and Mr. Bruce seconded the motion. The motion carried unanimously.

The next Policy & Programs Committee item was a recommendation to adopt the Multifamily Tax-Exempt Bond Authority Program for 2003 as presented. Board members discussed making a revision to Part XI of the Draft 2003 Program Description. The revision would change the number of days in which the Agency must conduct eligibility and scoring review of applications received from "forty-five (45) business days" to "forty-five (45) days". Mr. Sisson entered a motion to adopt the 2003 Multifamily Tax-Exempt Bond Authority Program description with this change. Mr. Perrey seconded the motion. The motion carried. Mr. Bruce recused himself.

Upon recommendation of the Policy & Programs Committee, Mr. Sisson moved approval of the 2003 Housing Cost Index and adoption of the accompanying Resolution to continue Agency programs. Mr. Reynolds seconded the motion. The motion carried.

Mr. Reed reported that there is a nice article in the current issue of *Southern Living* about Henry Turley (former Chairman of the Board) and his success in developing affordable housing in Memphis.

Members were given a draft of the 2002 Annual Report and the 2003 Calendar published in celebration of the Agency's 30th Anniversary. It was noted that the anniversary event with members of the General Assembly is scheduled for March 5th in Nashville.

With no further business to come before the Board, Chairman Hayes asked for a motion to adjourn. Mr. Bruce offered a motion, and Mr. Perrey offered a second. The meeting adjourned.

Respectfully submitted,

Janice L. Myrick
Executive Director

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